001.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	985,800	/	985,800
USE VALUE:	985,800	/	985,800
ASSESSED:	985,800	/	985,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATSABIRIS ATHANASIOS ETAL/ TRS
Owner 2:	ATHANASIOS KATSABIRIS REVOCABL
Owner 3:	MARIA KATSABIRIS REVOCABLE TR
Street 1:	41 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KATSABIRIS ARTHUR & MARIA -
Owner 2:	-
Street 1:	41 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,003 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3422 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5003.000	524,900	4,800	456,100	985,800
Total Card	0.115	524,900	4,800	456,100	985,800
Total Parcel	0.115	524,900	4,800	456,100	985,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.11 | /Parcel: 288.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	144
GIS Ref	
GIS Ref	
Insp Date	08/25/17

!13!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	524,900	4800	5,003.	456,100	985,800	985,800	Year End Roll	12/18/2019
2019	105	FV	409,200	4800	5,003.	484,600	898,600	898,600	Year End Roll	1/3/2019
2018	105	FV	409,200	4800	5,003.	353,500	767,500	767,500	Year End Roll	12/20/2017
2017	105	FV	384,600	4200	5,003.	307,800	696,600	696,600	Year End Roll	1/3/2017
2016	105	FV	384,600	4200	5,003.	262,200	651,000	651,000	Year End	1/4/2016
2015	105	FV	344,900	4200	5,003.	256,500	605,600	605,600	Year End Roll	12/11/2014
2014	105	FV	344,900	4200	5,003.	210,900	560,000	560,000	Year End Roll	12/16/2013
2013	105	FV	358,100	4200	5,003.	200,700	563,000	563,000		12/13/2012

PRINT

Date	Time
12/10/20	15:54:49

LAST REV

Date	Time
08/04/20	10:59:22

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KATSABIRIS ARTH	1560-7		7/15/2020	Convenience	1	No	No		
	874-178		5/21/1976		56,000	No	No		N

USER DEFINED

Prior Id # 1:	144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2010	227	Re-Roof	12,500					REMOVE SHINGLES/AD
3/20/2002	165	Re-Roof	6,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
10/16/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5003		Sq. Ft.	Site		0	80.	1.14	1									456,073						456,100	

Total AC/HA:	0.11485	Total SF/SM:	5003	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	
Total:	456,073	Spl Credit		Total:	456,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	1.00339925
Adj $ / SQ:	185.753
Other Features:	148600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713238
Depreciation:	188295
Depreciated Total:	524943

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 16 | BRs: 8 | Baths: 3 | HB

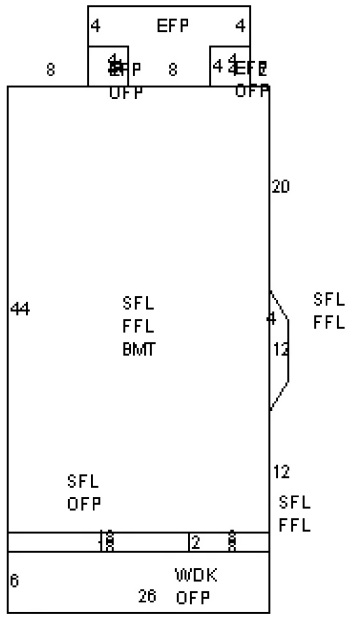
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
1	4	2	
Totals			
3	16	8	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
88	004.0-0003-0008.0		9/17/1998	105,711
87	023.0-0001-0011.0		5/15/1998	264,000
81	127.0-0005-0002.0		7/30/1998	260,000
79	003.0-0004-0009.0		2/20/1998	263,575

WtAv$/SQ: | AvRate: 83.75 | Ind.Val 233943.8597

Juris. Factor:	1.00	Before Depr:	185.75
Special Features:	0	Val/Su Net:	129.80
Final Total:	524900	Val/Su SzAd	219.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	185.750	225,504
FFL	First Floor	1,178	185.750	218,817
BMT	Basement	1,144	93.340	106,782
OFP	Open Porch	224	23.950	5,364
WDK	Deck	156	12.450	1,943
EFP	Enclos Porch	128	48.660	6,228

Net Sketched Area: 4,044 | Total: 564,638

Size Ad 2392 | Gross Are 4044 | FinArea 3422

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X20	A	AV	1940	23.33	T	40	105			4,200			4,200
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	105			600			600

More: N | Total Yard Items: 4,800 | Total Special Featues: | Total: 4,800